

19.10.060 Building height.

A. Conditional Uses--Case-by-Case Determination. Because of the unique nature of the topography, vegetation, soils, climatic and aesthetic characteristics of the foothills and canyons, the allowable height of conditional use structures in the FM-10 and FM-20 zones shall be determined on a case-by-case basis by the planning commission, subject to consideration of the following criteria:

1. Protection of the natural setting;
2. Relationship to other structures and open spaces;
3. Contour intervals and topographic features;
4. To the maximum extent feasible, the building height should not exceed the height of surrounding trees and vegetation;
5. Protection of scenic vistas, especially views from public rights-of-way and public lands; and
6. Other elements deemed appropriate to ensure that the provisions of Section 19.10.010 are met.

B. Multifamily Residential Conditional Uses--Maximum Height. Notwithstanding the case-by-case determination permitted by this section, the maximum height of a residential conditional use in the FM zones shall not exceed one hundred feet.

C. Single-Family Dwellings. Except as otherwise specifically provided in this title, single-family dwellings shall not exceed the following heights:

1. Thirty feet on property where the original slope exceeds fifteen percent or the property is located in the foothills and canyons overlay zone. For purposes of this section, slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the single-family dwelling. The box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the single-family dwelling. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet;
2. Thirty-five feet for single-family dwellings on all other properties;
3. No single-family dwelling structure shall contain less than one story. (Ord. 1417 § 4 (part), 1998)